

**Borough of Watchung
Board of Adjustment Meeting
December 8th, 2016**

Minutes

Chairman Cronheim indicated there was a quorum to conduct business. The Chair stated that this meeting was being held in compliance with N.J.S.A. 10:4-6 of the Open Public Meetings Law and proper notification of this meeting has been made.

Salute to the flag.

Chairman Cronheim called the meeting to order at 7:36pm. Salute to the flag. The Chair called for a roll call. Present at the call of the roll were:
Fechtner (X) Hunsinger (X) Dallas (X) Brown (A) Kita (X) Panzarella (X) Bell (X)
Lauerman (X) Cronheim (X) Stires (X) McDonald (X)

Discussion/Continued Application

BA11-15 Michael and Zahia Badin
65 Glen Eagles Drive
Block 401 Lot 2-Lot Coverage and Retaining wall

Present were applicant Mrs. Badin and Alec Chalet, an Engineer from Chalet Construction Company whose firm was retained by Mrs. Badin to present a solution to the Retaining wall on the property. Mr. Chalet and Mrs. Badin were sworn in and Mr. Chalet was recognized as an expert in the field of engineering. Mr. Chalet presented plans to show the board.

Mr. Chalet gave board members a plan for the solution to the wall. Mr. Chalet explained that the retaining wall has been failing over the years. Page 2 showed the plan is to dismantle the wall and reinforce it. If the wall was to come down it could compromise the pool. Page 3 depicted sheer piles which would be inserted in the middle of the patio every 8 feet to reinforce the soil as far from the pool as possible. Page 4 showed slip arms which would fit into the top of an eye beam. Mr. Chalet explained that as they remove the retaining wall, they would maintain the stability of the pool. Page 5 shows the planks going to install strong support. There will be a concrete wall with footings at the bottom of a 12" wall. There would be a t-footing. He explained that the patio would not decrease in size. Page 8 showed laying the retaining wall with a geo-synthetic style mesh every 2 courses.

Chairman Cronheim asked if this work could be done this season. Mr. Chalet said yes. Mr. Stires said that Templin Engineering's plan from 2012 showed 29% coverage where 25% allowed. That amounts to 2500 sq. ft. excess. Chairman Cronheim said that he appreciates that this plan is fairly complicated. The Chair asked Mr. Stires if it was his

contention that this wall needs to be fixed. Mr. Stires said yes, that it should be fixed. Mr. Bennett said that he liked the concept. He said he thinks it is a sound plan, although it does have some technical issues, but that those issues don't need to be discussed with the board, but with the Engineer. Mr. Brown asked what the timeline for this project would be. Mr. Chalet said that the work would take approximately 2 ½ weeks, and then 28 days for the concrete to cure. Mrs. Fechtner asked if Mr. Chalet's firm normally does commercial work, and Mr. Chalet said they do both commercial and residential. Mr. Bennett said this plan seems logical, and suggested that the engineering aspect should be handled by Mr. Stires. The consensus of the Board was to have Mr. Chalet meet with Mr. Stires to proceed with the plan.

Resolution BA16-R11

Justin and Laura Salton

38 Beechwood Place Block 2601 Lot 10

Addition

Variance relief (28-405D) Bldg coverage of 20.8% where 20% allowed.

Existing variance relief for total side yards of 11' where 18' required.

Existing variance relief for side yard of 6'5" and 4'5" where 8' required.

Existing variance relief for lot area of 11,250 sq. ft. where 15,000 required.

Any and all variances associated with this application as needed.

The Chair asked for a motion to approve.

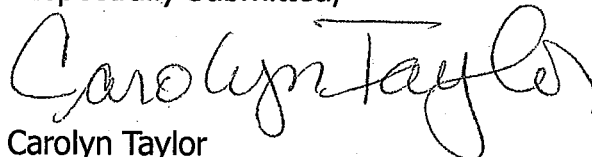
Mr. Hunsinger made a motion to approve, seconded by Chairman Cronheim. Hearing no more discussion, the Chair asked for a roll call vote.

Fechtner (yes) Hunsinger (yes) Dallas (yes) Brown (yes) Bell (yes) Cronheim (yes)
The motion was approved.

Chairman Cronheim asked for a motion to approve the minutes of November 10th, 2016 as previously submitted. Mr. Bell made a motion to approve, seconded by Mr. Brown and approved unanimously by voice vote.

Hearing no more discussion, the Chair adjourned the meeting until the next meeting of January 12th, 2017.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Carolyn Taylor". The signature is written in dark ink and is positioned above the printed name and title.

Carolyn Taylor
Board of Adjustment Clerk